



2035 General Plan Update



*City Council and
Planning Commission
Joint Study Session*

March 24, 2015

DYETT & BHATIA
Urban and Regional Planners

Agenda

1. Welcome and Introduction
2. General Plan Overview: Purpose and Process
3. What We've Learned: Technical Background
4. What We've Learned: Community Input
5. Your Ideas and Priorities: Key Issues Brainstorming
6. What's Next



Purpose of a General Plan

- Establish a long range vision for the City
- Provide direction for physical development and infrastructure improvements
- Establish a basis for determining whether specific development proposals are in harmony with the vision
- Allow agencies and developers to design projects that enhance and preserve community resources



Why is the General Plan being updated?

- It is time for a refresh!
 - Policies have not been systematically reviewed and correlated with current conditions and growth prospects
- The update is an opportunity to:
 - Affirm or change existing policies
 - Create a foundation for community involvement and good development decisions
 - Respond to regional transportation, land use, and environmental initiatives
 - Respond to State legislation



General Plan Topics

1. Land Use
2. Transportation
3. Conservation & Open Space
4. Noise
5. Safety
6. Implementation
7. Housing (separate track)
8. Belmont Village (Specific Plan)

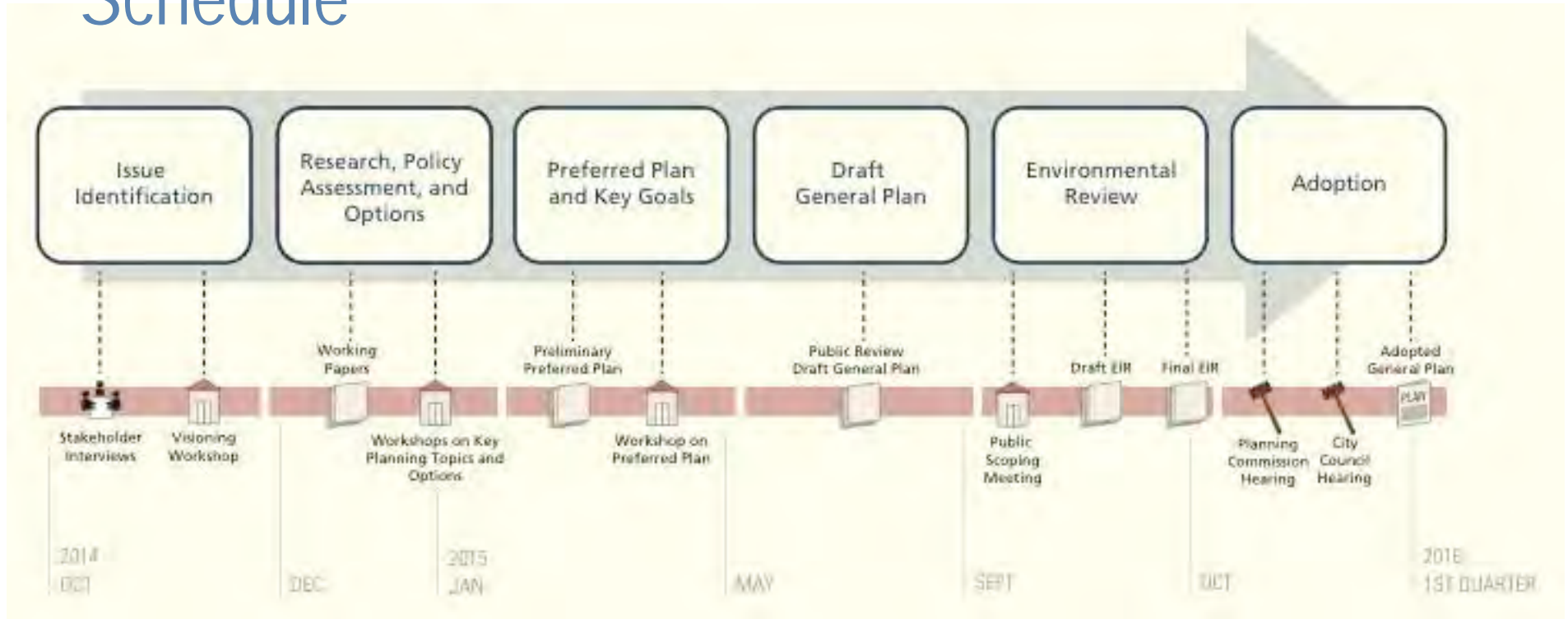


Belmont Village Specific Plan

- Includes the entire Belmont Village Priority Development Area (~80 acres)
- Will implement the 2035 General Plan as it applies to the Village area of Belmont



Schedule



We are Here

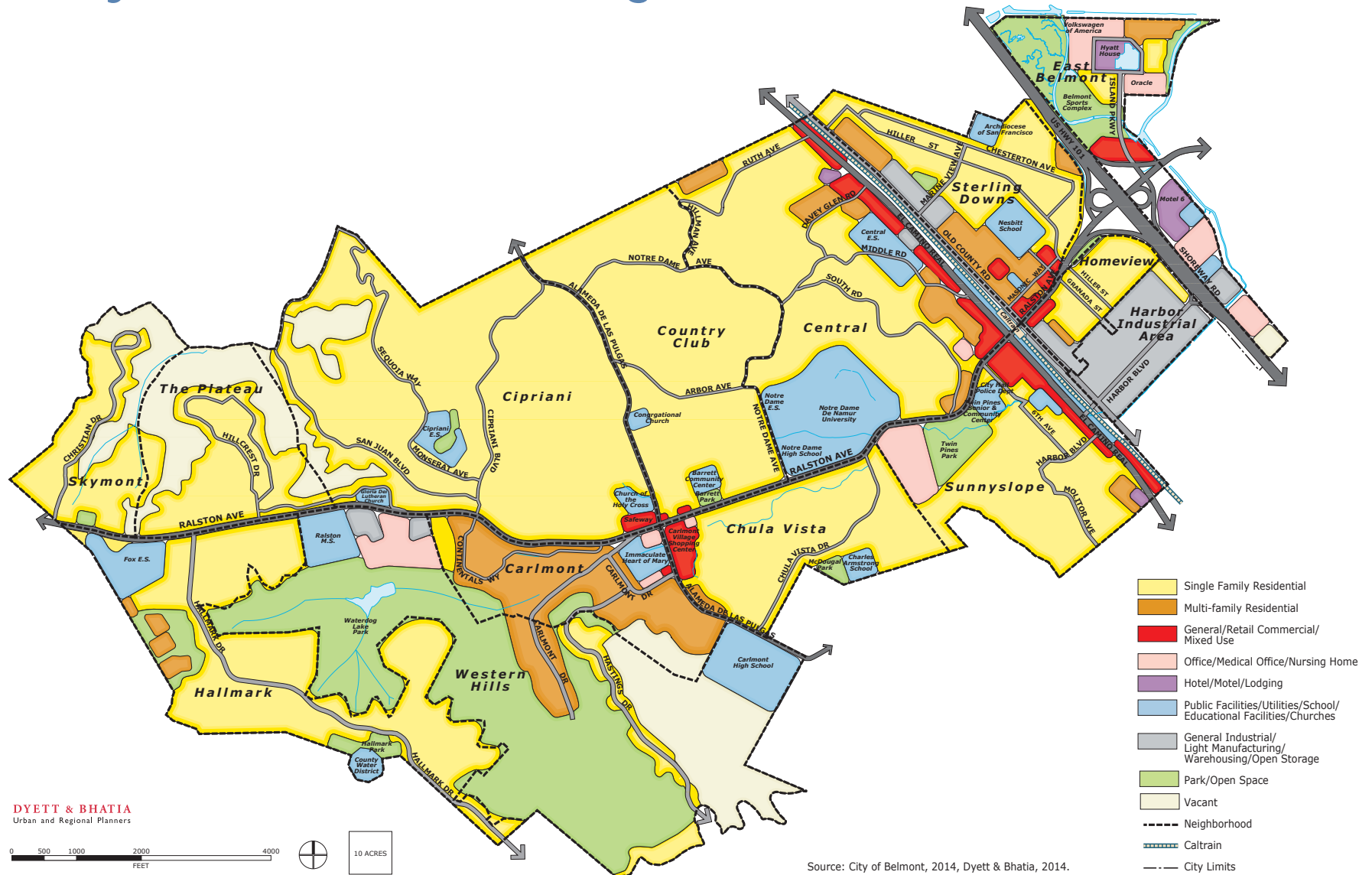


What We've Learned – Technical Background

- Three “Working Papers” that are available on the General Plan Update website:
 1. Community Design & Livability; Economic Development; Land Use; and Arts, Culture, and Historic Preservation
 2. Mobility and Circulation
 3. Public Facilities & Services; Natural Open Space; Environmental Resources & Hazards; and Safety



City Structure and Neighborhoods



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0 500 1000 2000 4000
FEET

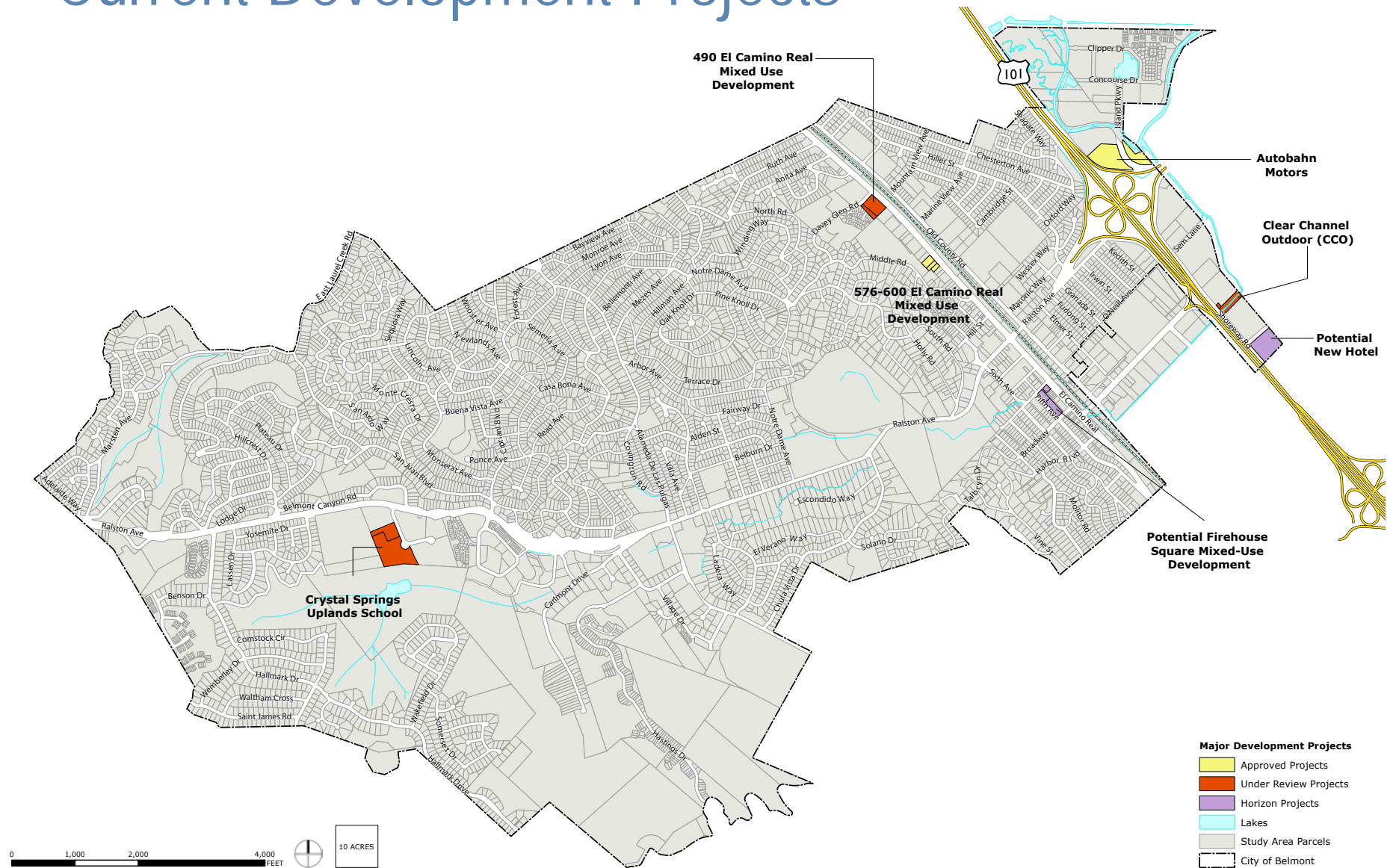


10 ACRES

Existing Land Use



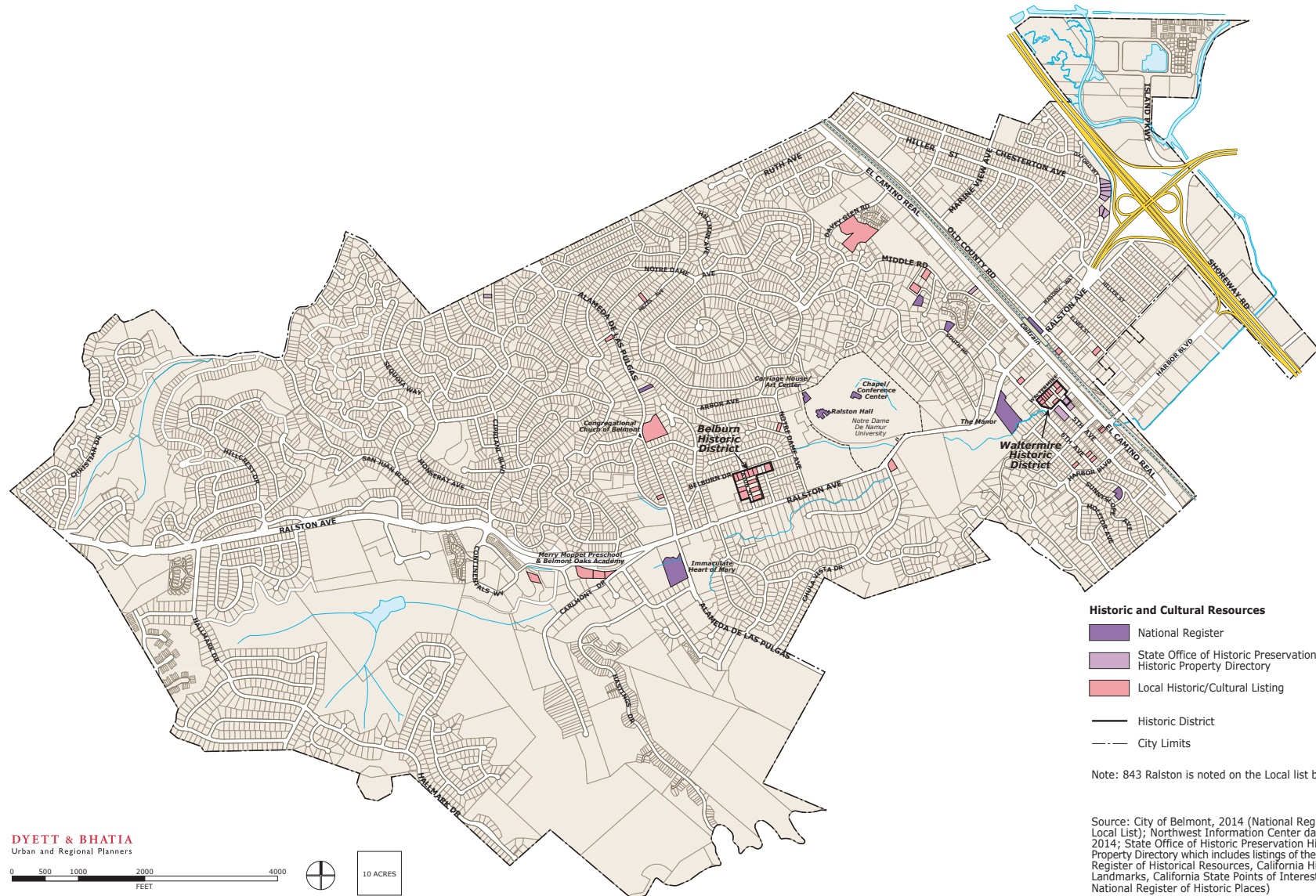
Current Development Projects



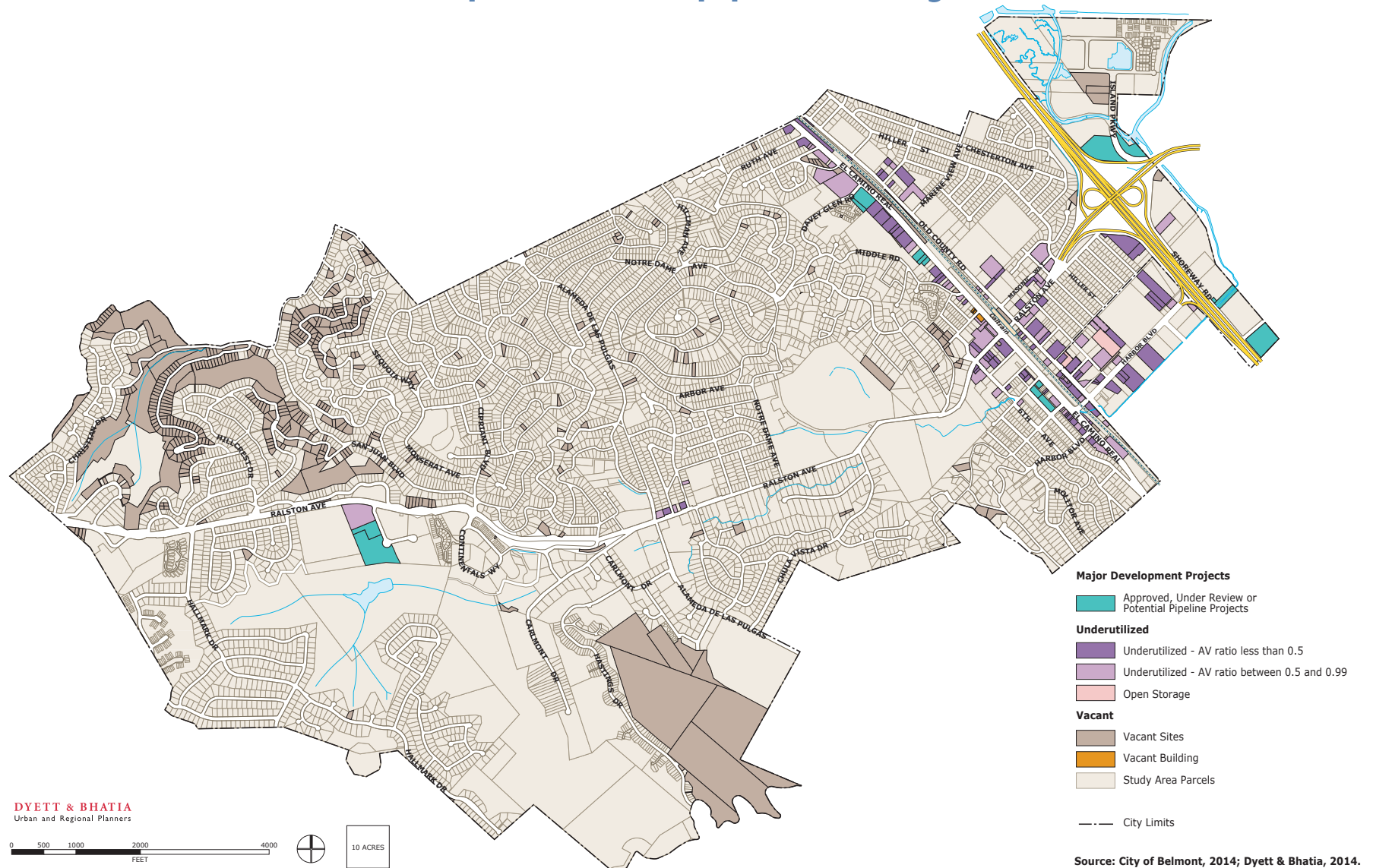
Source: City of Belmont, 2014; San Mateo County GIS, 2014; Dyett & Bhatia, 2014.

*Note: Refer to Current Development Projects List for Reference

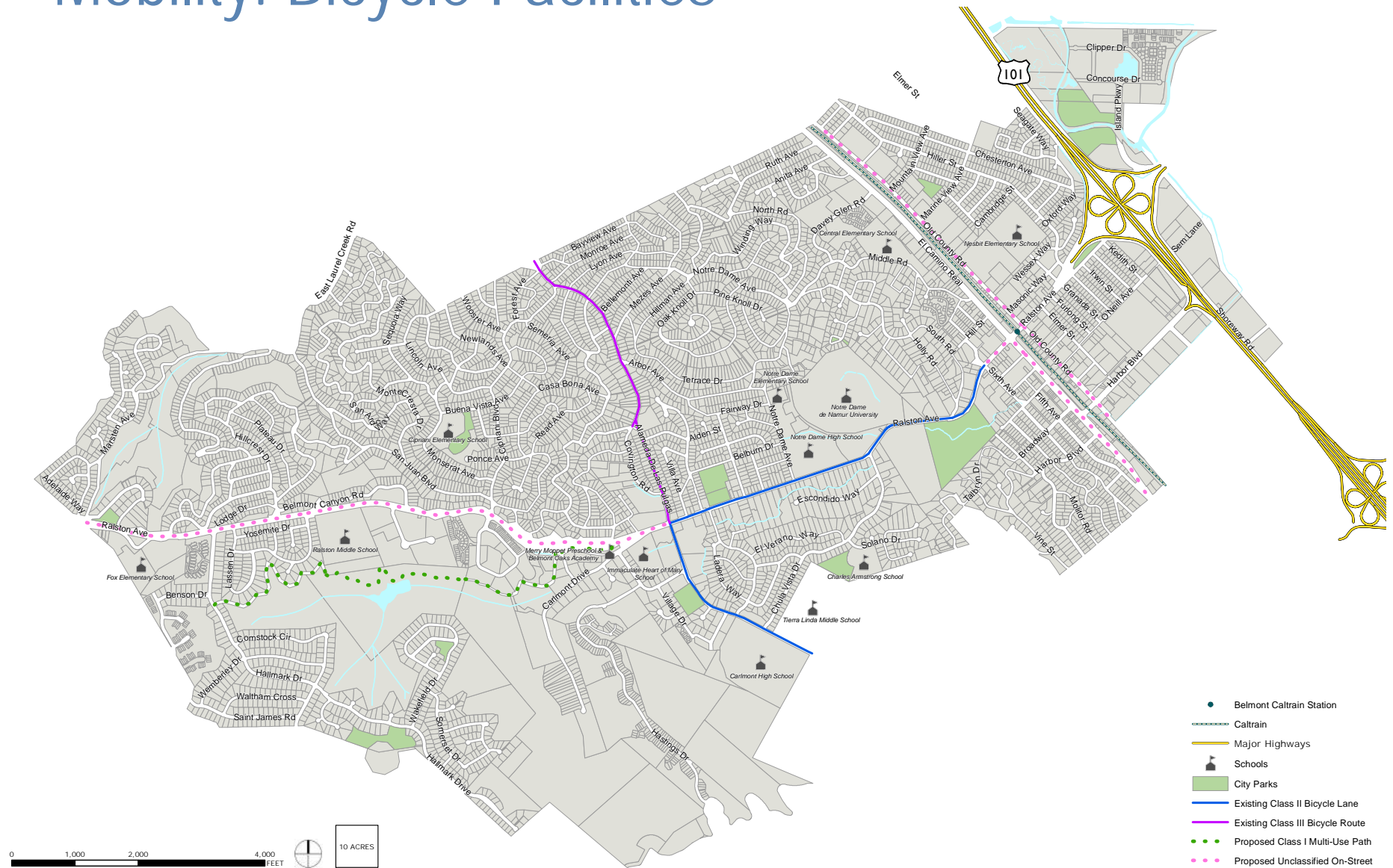
Historic Resources



Potential Development Opportunity Areas

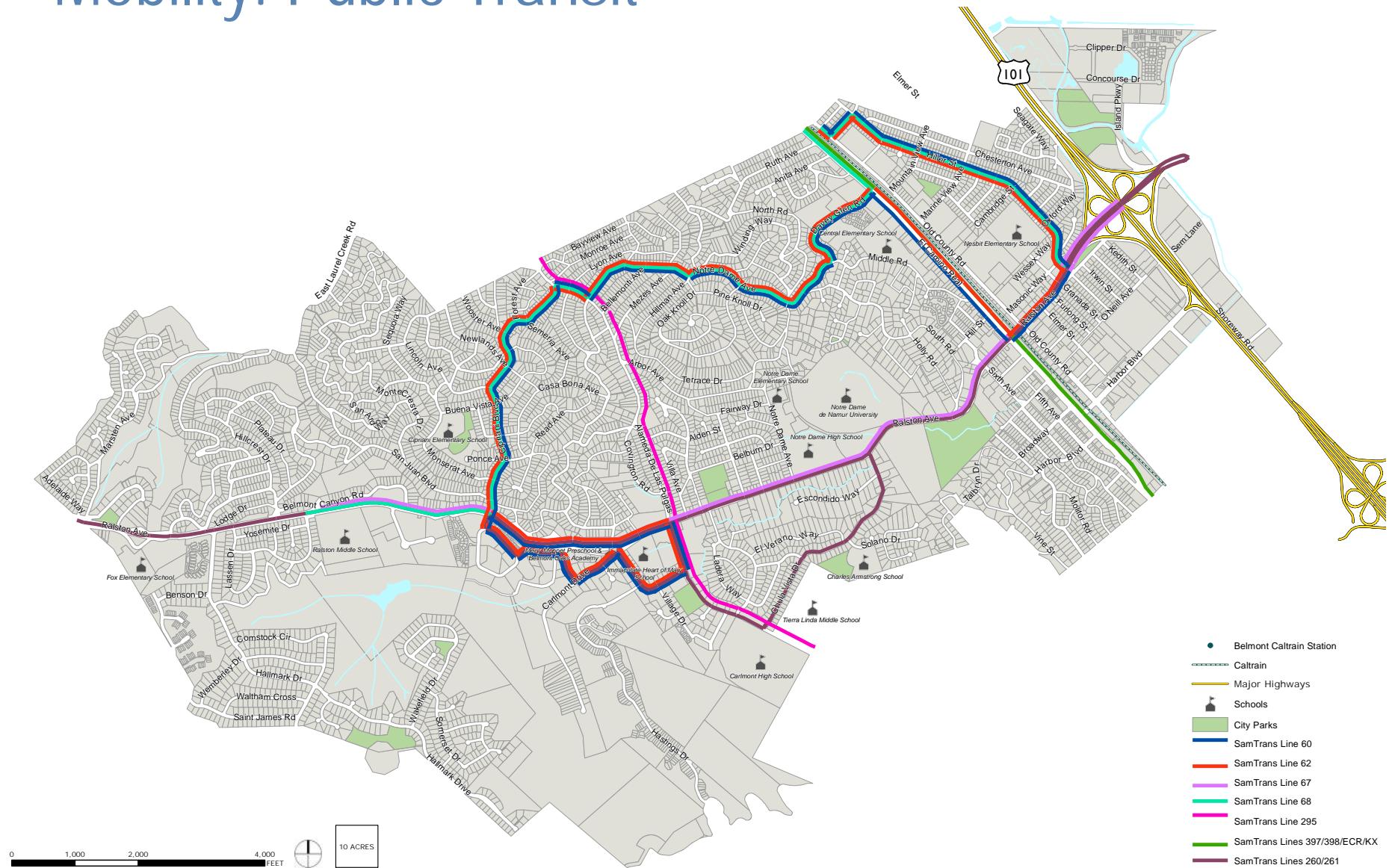


Mobility: Bicycle Facilities



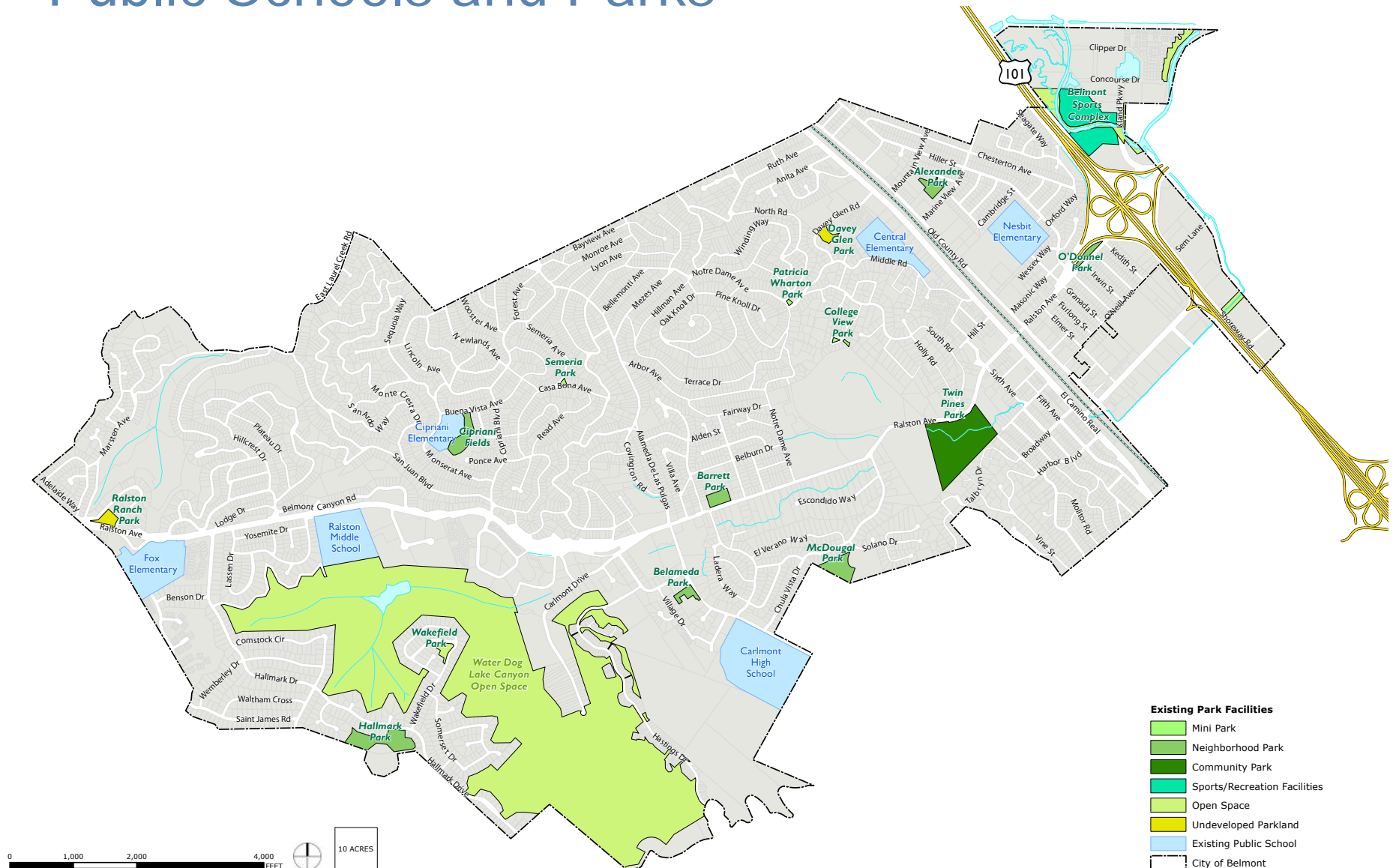
Source: City of Belmont, 2014; San Mateo County GIS, 2014; Dyett & Bhatia, 2014; W-Trans, 2014; San Mateo County Comprehensive Bicycle and Pedestrian Plan, 2011.

Mobility: Public Transit

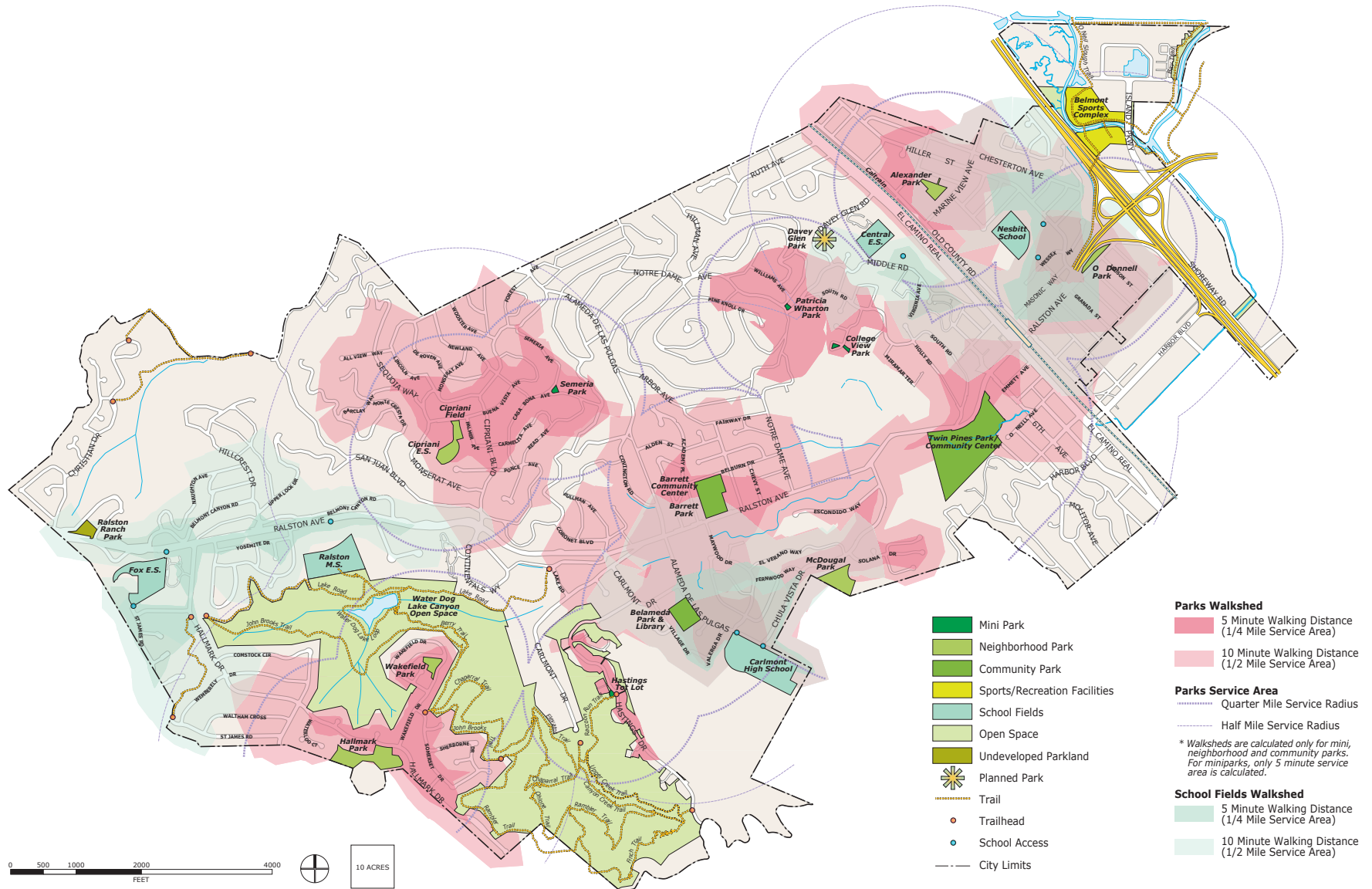


Source: City of Belmont, 2014; San Mateo County GIS, 2014;
Dyett & Bhatia, 2014; W-Trans, 2014; SamTrans, January 2015.

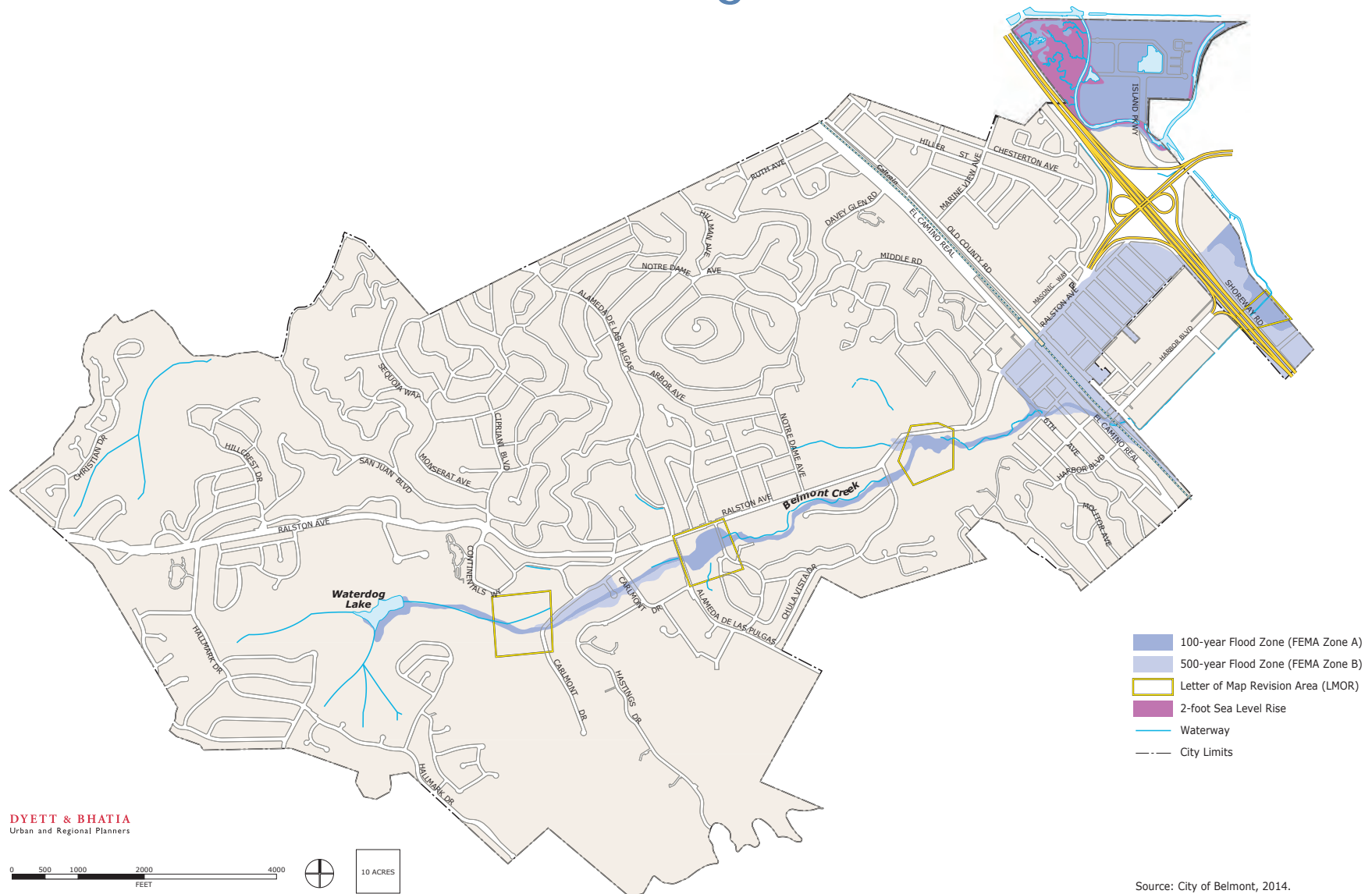
Public Schools and Parks



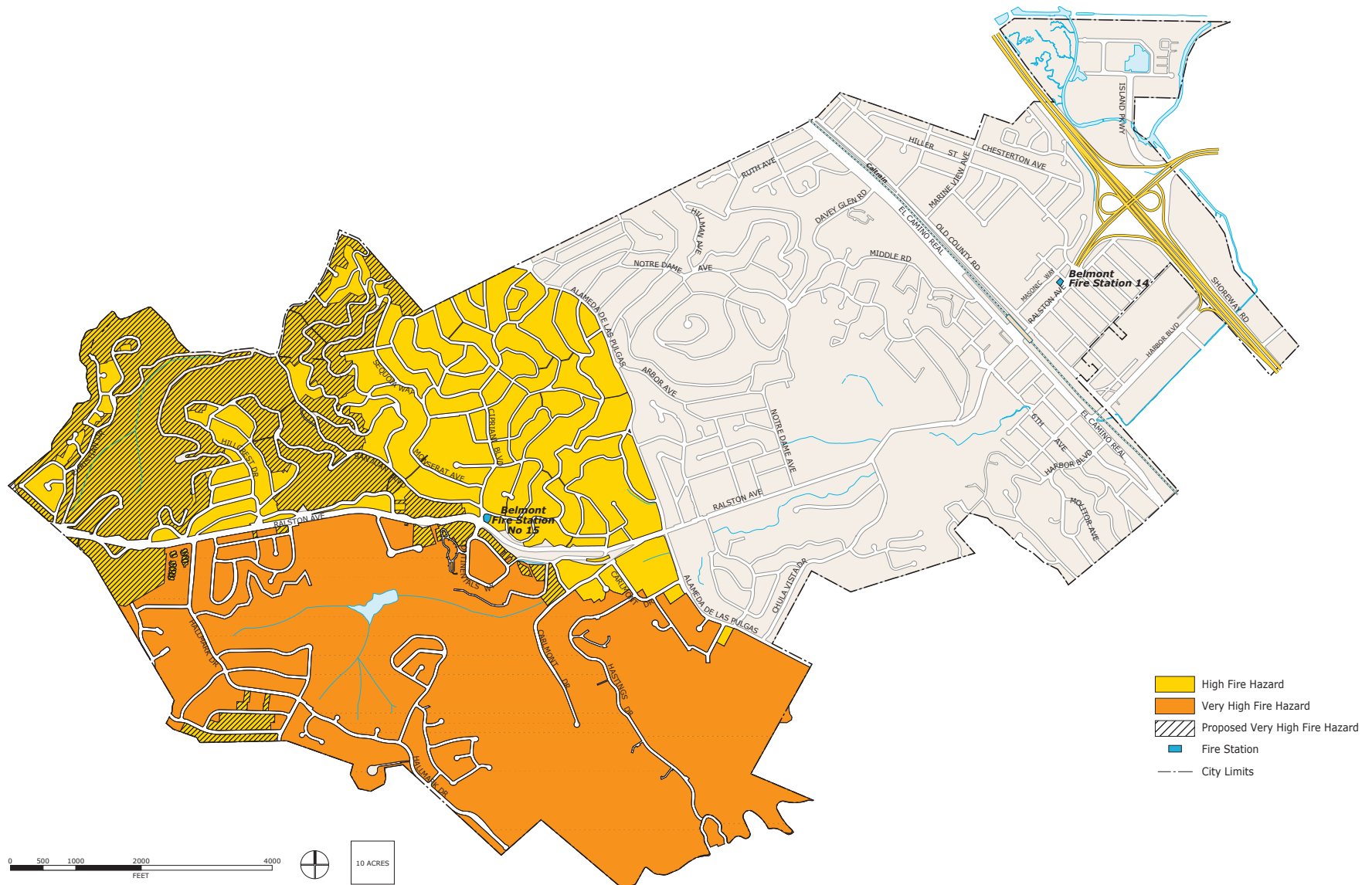
Access to Parks



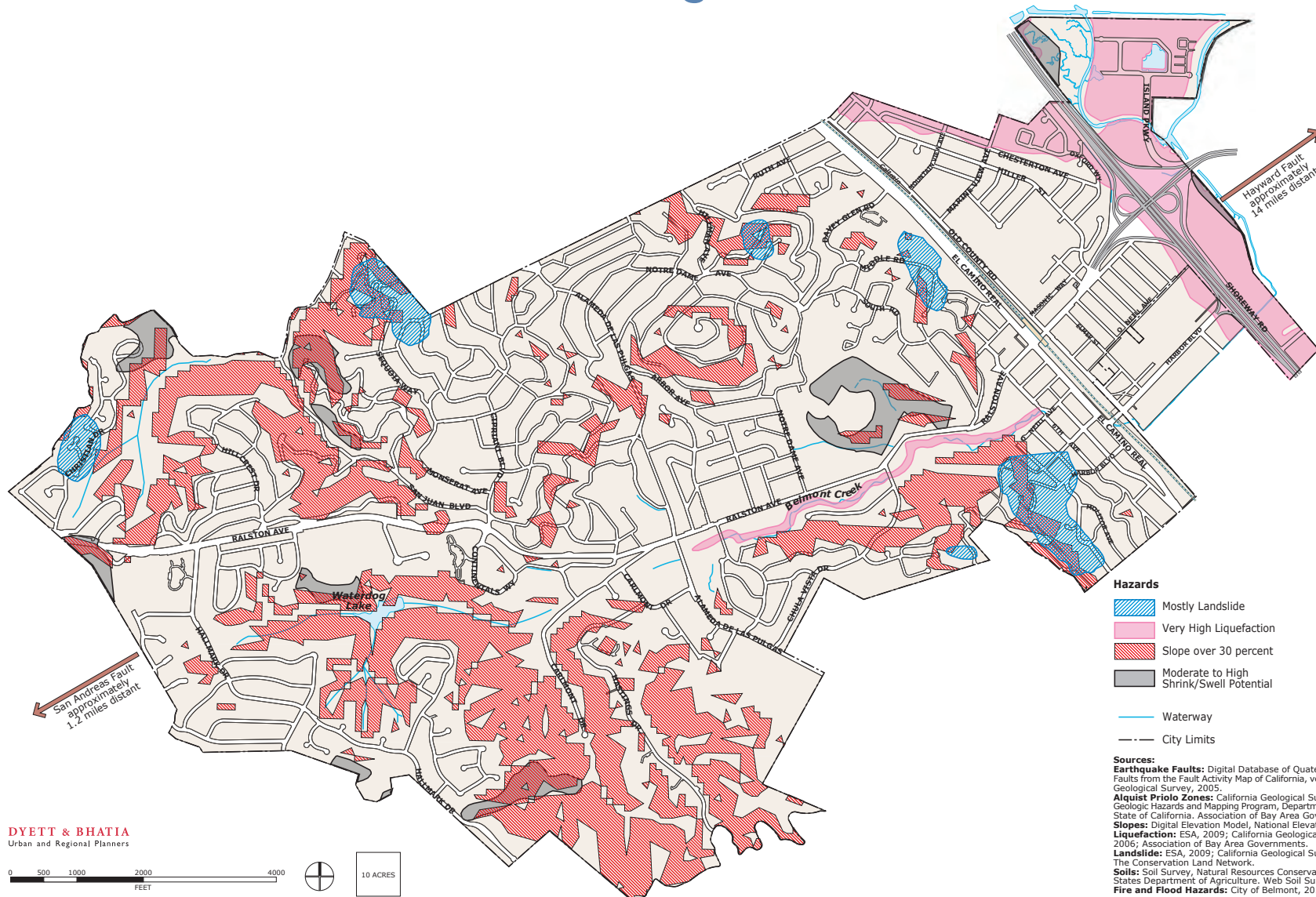
Natural Hazards: Flooding



Natural Hazards: Fire

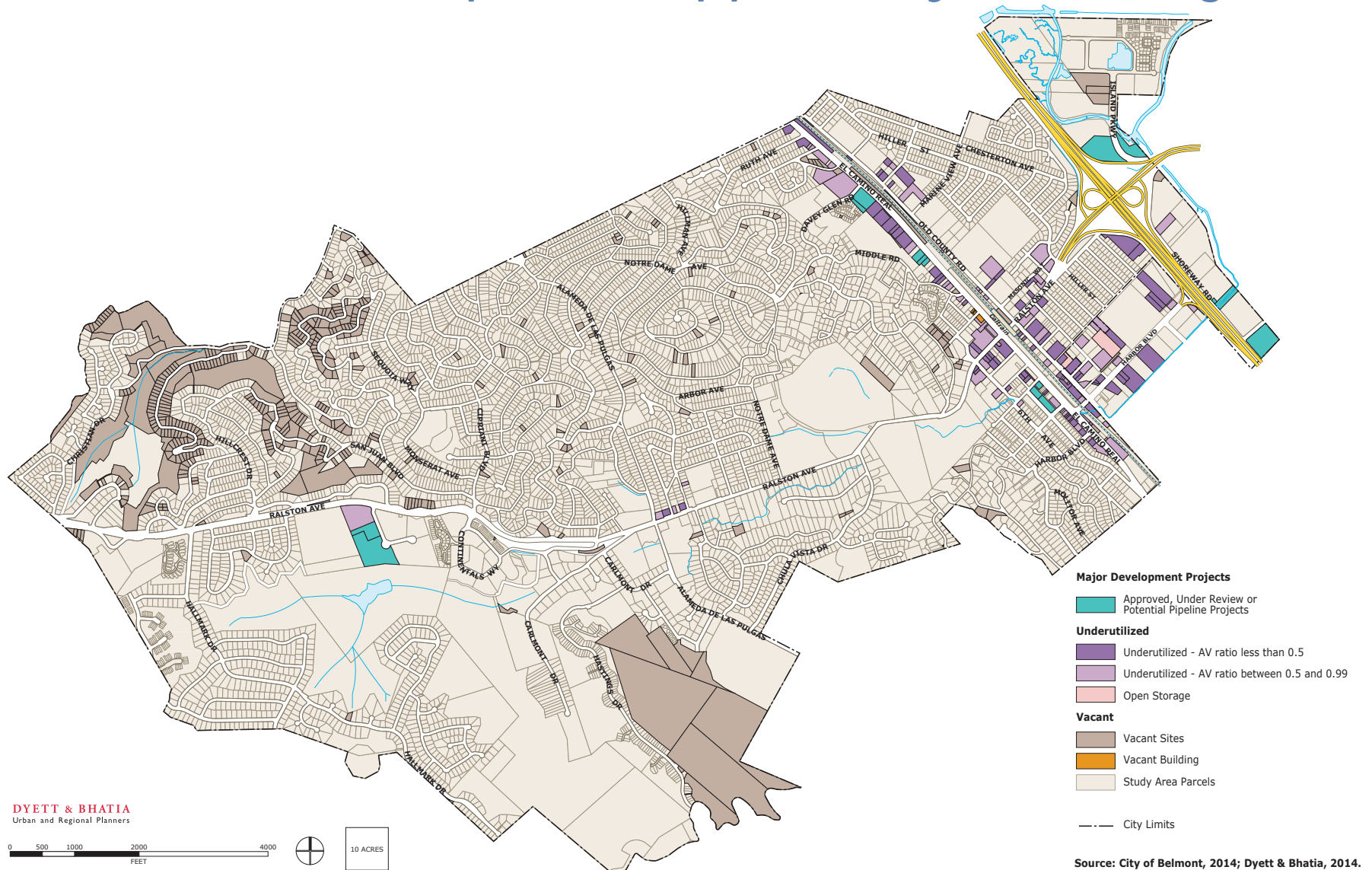


Natural Hazards: Geologic

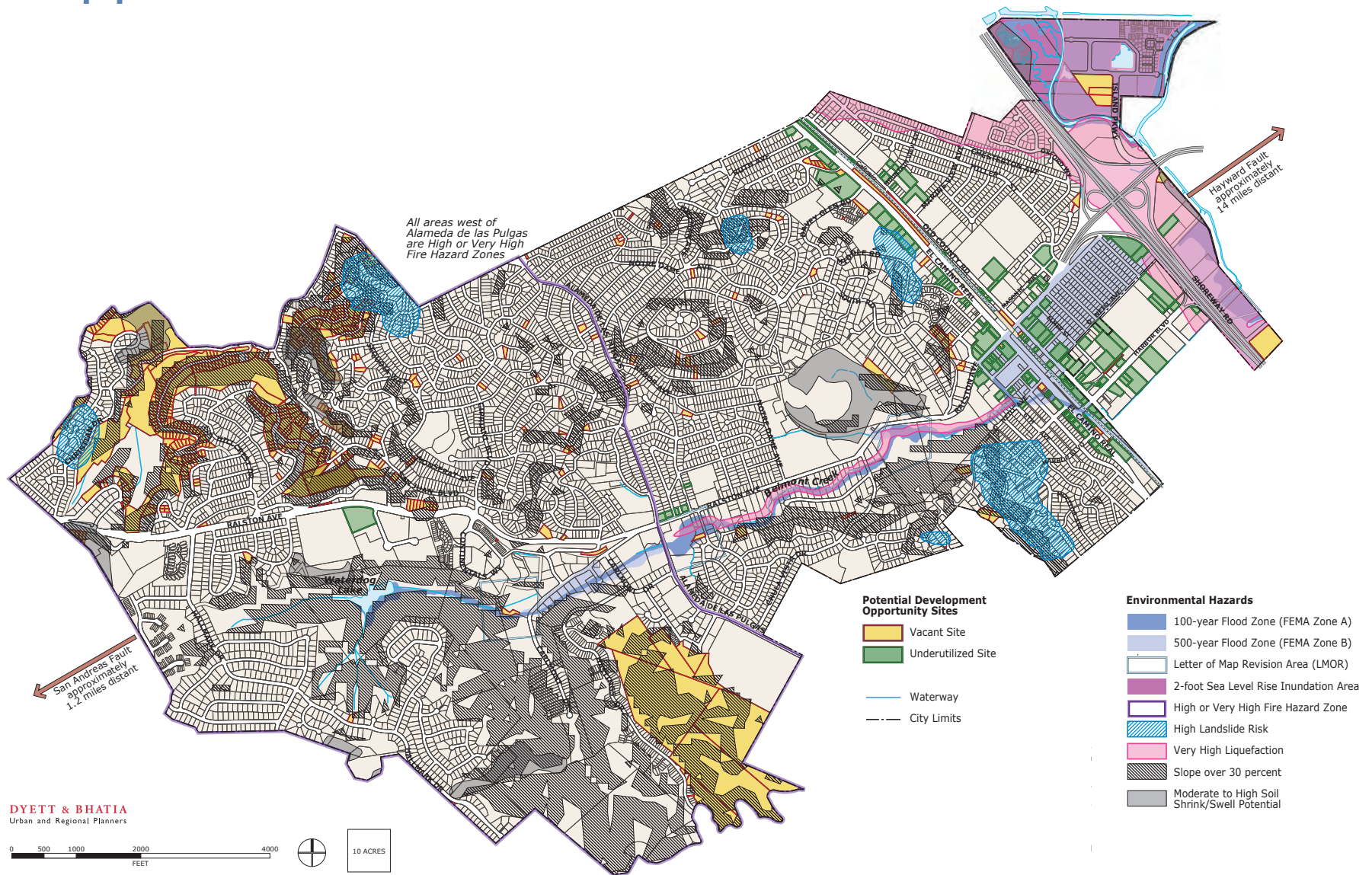


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Potential Development Opportunity Areas, again



Opportunities and Constraints



GENERAL PLAN UPDATE | *City Council and Planning Commission Joint Study Session*

Newsletter #1

NEWSLETTER | October 2014

City of Belmont

General Plan Update



The City of Belmont: Today and Tomorrow

Incorporated in 1926 in the heart of the San Francisco Peninsula, the City of Belmont is known for its wooded hills, views of the San Francisco Bay, and stretches of open space. Combined with its distinctive community character and small-town ambience, it's easy to see what makes Belmont such a great place to live, work, and play.

Recently, we initiated an exciting, collaborative project to plan the future of our city – the General Plan Update – to ensure the continuation of Belmont's livable character for future generations. The General Plan is our primary guide for development, housing, transportation, environmental quality, and parks and open spaces. The current General Plan dates back to 1982, and new opportunities, challenges, and approaches have emerged in recent years.

What will the next 20 years hold for Belmont? How will we retain Belmont's positive qualities, set the bar high for new development and public services, and revitalize the Downtown? We now have the chance to build on Belmont's assets and create a framework for the future. Working with the community, we will create a long-term vision for Belmont and a roadmap to get there. You have the opportunity to help create the vision and principles that will guide this important process.

What is the General Plan?

The General Plan is the guide for the future social, physical, and economic development of the City. It is a long-term document consisting of written text and diagrams that expresses how a community should develop, and it is a key tool for influencing the quality of life. It specifies locations for new businesses and residences, roads, parks, and other public infrastructure. The plan is a basis for land use decision-making used by policymakers such as the Planning Commission and the City Council.

Why is the Plan Being Updated?

Belmont's current General Plan was adopted in 1982, and now needs to be comprehensively reexamined to ensure that it reflects the city's goals and priorities for the next 20 years. Many of the objectives of the existing General Plan have been met, and new opportunities and challenges have arisen. We need a new plan to manage Belmont's future growth, revitalize Downtown, attract high quality businesses and jobs, protect natural resources, promote high quality design of buildings and public spaces, and maintain public safety and municipal services – all of which contribute to the quality of life that residents have come to expect.

Contact Us

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cdemelo@belmont.gov

For more information or to sign up for email updates, visit the project website at <http://belmont-2035generalplan.com>.

WHAT'S THE GENERAL PLAN USED?

The General Plan will:
• Establish a long-range vision for Belmont and outline steps to achieve this vision;
• Establish development policies that guide City Council and Planning Commission decision-making;
• Serve as a basis for judging whether new development is in alignment with Plan policies; and
• Guide City departments, other public agencies, and private developers to design projects that enhance the character of the community.

WHAT'S INSIDE THE GENERAL PLAN?

The General Plan covers the following topics:

- Land Use
- Belmont Village
- Circulation
- Housing
- Conservation and Open Space
- Noise
- Safety
- Implementation

Involved!

The General Plan reflects the goals and values of the community. That's why we're committed to involving residents, businesses, and business owners at all stages of the process: from initial visioning and selection of plan alternatives to the selection of a preferred plan and review of the final plan. We look forward to your thoughtful participation so that the General Plan can best serve the community's needs, starting with the upcoming community workshop on November 12. We hope that you will attend and make a difference!

SHARE YOUR VISION!

Become a part of the process and make your voice heard!

Attend Community Workshop #1:

- What do you love about Belmont?
- What would you like to see change?
- What's your vision for Belmont in 20 years?

Wednesday, November 12, 2014 - 6pm to 8pm
Location: City Hall, 2nd Floor EOC Meeting Room

VISIT OUR WEBSITE!
<http://belmont-2035generalplan.com>.



Community Development Department
City of Belmont
One Twin Pines Lane #310
Belmont, CA 94002

PSRST STD
US POSTAGE PAID
Belmont, CA
Permit #22

ECRWSS

POSTAL CUSTOMER



Project Website

www.belmont-2035generalplan.com

Apps Latest Headlines Imported From Fire! Circulation and Not Other Bookmarks

 2035 General Plan Update

[HOME](#) [ABOUT](#) [FAQ](#) [PARTICIPATE](#) [LIBRARY](#)

Welcome to the City of Belmont General Plan Update website!

This website will serve as your one-stop shop for information about the City of Belmont's General Plan Update project. This site provides up-to-date information, including a description of the [project](#), [schedule](#), [studies and presentations](#) completed so far, ways to [participate](#), and [contact information](#). We invite you to take a look around and share your vision for the future of the City. Please check back often for updates on the planning process and to review draft documents.

PROJECT STATUS

The General Plan Update process consists of six main steps. Here is the project status for each:

Task	Status
1. Project Initiation and Issue Identification	Complete
2. Research, Policy Assessment, and Options	Completed by April 2015
3. Preferred Plan and Key Goals	March to June 2015
4. Draft General Plan	June to Sept. 2015

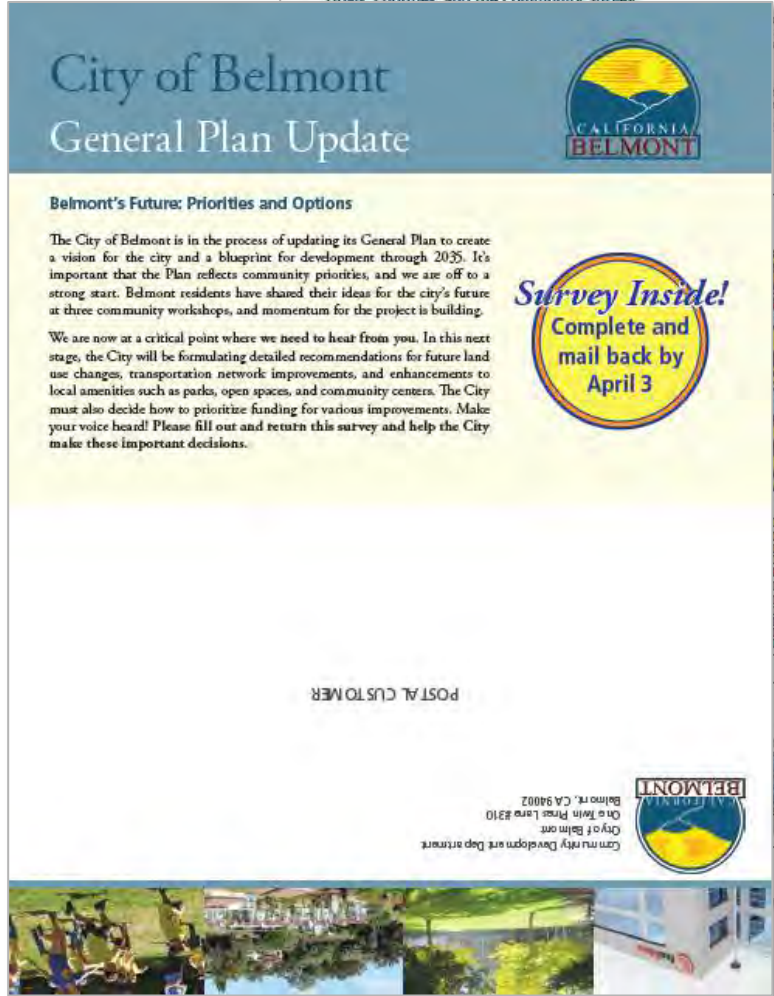
What's New?

- Draft working papers (3) completed, presenting background research on land use, transportation, and other topics. Click [here](#) to view.
- The City collaborated with Carlmont High School to host a high-energy youth workshop on Feb. 18th. Read full report [here](#).

What we're working on now:

- Work plan for preparation of the Belmont Village Specific Plan
- Presentation for City Council / Planning

Newsletter #2 and Survey – in your mailbox



City of Belmont
General Plan Update

Belmont's Future: Priorities and Options

The City of Belmont is in the process of updating its General Plan to create a vision for the city and a blueprint for development through 2035. It's important that the Plan reflects community priorities, and we are off to a strong start. Belmont residents have shared their ideas for the city's future at three community workshops, and momentum for the project is building.

We are now at a critical point where we need to hear from you. In this next stage, the City will be formulating detailed recommendations for future land use changes, transportation network improvements, and enhancements to local amenities such as parks, open spaces, and community centers. The City must also decide how to prioritize funding for various improvements. Make your voice heard! Please fill out and return this survey and help the City make these important decisions.

Survey Inside!
Complete and mail back by April 3

POST AT CURBSIDE

CITY OF BELMONT
Community Development Department
City of Belmont
One Main Plaza, Suite 2310
Belmont, CA 94002

Belmont General Plan Update Community Survey

I want to preserve, and what they think that will not see substantial changes in the may be desirable. These include:

- Old County Road

that could be allowed to occur in these areas, community services.

Generalplan.com/ for all the background

1. Do you (Please check all that apply):

☐ Live in Belmont? ☐ Own a business in Belmont?

2. If improvements were made to make walking and biking more safe and convenient in Belmont, how likely is it that you would do the following?

	VERY LIKELY	SOMEWHAT LIKELY	NOT LIKELY	NO OPINION
Walk or ride a bicycle for short trips	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walk or ride a bicycle to work or to the Caltrain station/other transit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Allow your child to walk or ride a bicycle to school	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walk, jog, or ride a bicycle more frequently for exercise or recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. What kinds of uses and amenities would you like to see in the Belmont Village area? (The area centered around the intersection of Ralston and El Camino Real, a few blocks in every direction – see Figure 2)

	YES	MAYBE	NO	NO OPINION
Local shops, services, and small offices	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Entertainment and nightlife	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Arts and cultural venues, events, and/or programming	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
More parking in front of shops and other destinations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
More parking on the periphery in lots or garages	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. What kinds of changes would you like to see to the Carlmont Village area (see Figure 2)?

	YES	MAYBE	NO	NO OPINION
Two- or three-story buildings that can accommodate housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
New or renovated shops and restaurants	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A parking garage, creating more space for additional development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Better access for those arriving on foot, bicycle, or transit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carlmont Village is just fine the way it is	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5. How should Belmont prioritize funding for services and amenities?
Please give each action a score from 1 (most desirable) to 5 (least desirable).

	1	2	3	4	5
Improve and enhance trails and access to natural open spaces	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Improve Belmont's parks and recreation facilities, including the Barrett Community Center, the Sports Complex, playgrounds, athletic fields, and picnic areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Create a fund that supports visual, theatrical, performance, and other forms of art in Belmont	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fund, or partially fund, a local shuttle service or "circulator" to improve transportation options in neighborhoods and to local destinations like schools, shops, and the library	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Make improvements to roads/pavement, sidewalks, and transportation safety	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Invest in economic development activities that increase the city's tax base over time	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PLEASE TURN OVER

Stakeholder Interviews (Oct. 23, 2014)

- Belmont's greatest assets:
 - Strategic location in the region
 - Strong sense of community and citizen participation
 - Small-town character and physical setting
- Belmont's greatest challenges:
 - Circulation and mobility
 - Downtown
 - Housing
 - Role of government in development



Key Ideas from Workshop #1 (Nov. 12, 2014)

- Purpose: Envision Belmont's future
- Belmont's greatest assets:
 - Small town feel, unique community
 - Open space, natural areas
 - Schools and cultural facilities



Key Ideas from Workshop #1 (Nov. 12, 2014)

- Greatest challenges for the future:
 - Downtown/Belmont Village revitalization
 - Improved mobility/transportation
 - Funding challenges, economic development, fiscal health
 - Political process, implementing real change



Key Ideas from Workshop #2 (Jan. 22, 2015)

- Purpose: Identify focus areas for stability and change



Key Ideas from Workshop #2 (Jan. 22, 2015)

- Recurring themes:
 - Downtown place-making
 - Improvements to Carlmont Village
 - Stability in the residential neighborhoods
 - Traffic and parking improvements



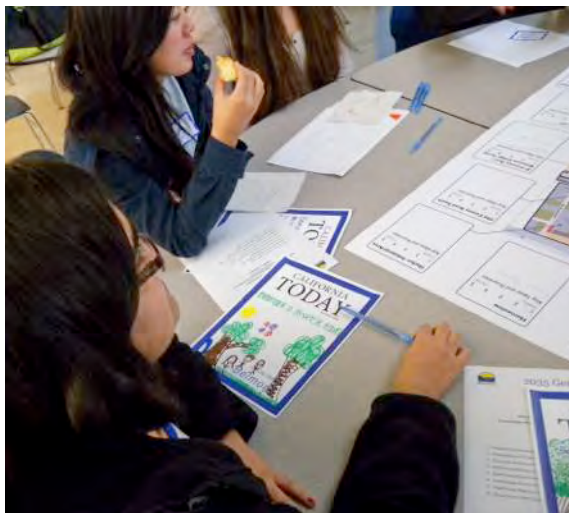
Key Ideas from Workshop #2B (Feb. 18, 2015)

- Held at Carlmont High School
- Purpose: Envisioning Belmont's future and identifying focus areas for stability and change with Belmont youth



Key Ideas from Workshop #2B (Feb. 18, 2015)

- Recurring Themes:
 - Improvements to Carlmont Village
 - More places and amenities for teens
 - Transform Belmont Village to be a true “Downtown”
 - Sidewalk and bike lane improvements
 - Traffic and road condition concerns



Planning Commission Feedback (Dec. – Feb.)

- General Plan Update should address:
 - Infrastructure improvements and traffic management
 - Vision of Downtown as vibrant activity center for city
 - Updated development and design standards for all uses
 - Incentive zoning and community benefits
 - Getting retail right: amount, type, location, design
 - Complete Streets and sustainability guidance
 - Barrett Community Center, Twin Pines Park, and City Hall area for potential higher/better uses
 - Historic preservation



Synthesis of the Outreach Efforts

- Affirmed the general vision and guiding principles
- Growth and change versus stability?
 - Change areas: Belmont Village, Carlmont Village, El Camino Real, but need to determine the nature/extent of changes and improvements
 - Allowable/desired uses, mix of uses
 - Land Use/transportation connection, complete streets
 - Attention to design
 - Tools to promote change



Synthesis of the Outreach Efforts

- Affirmed the general vision and guiding principles
- Growth and change versus stability?
 - Stability: existing residential neighborhoods
 - But with specific improvements to transportation/mobility, parks and open space, community facilities



Your Ideas and Priorities – Brainstorming

- Affirm the vision and direction expressed by the community
- What is most important to you as a policy-maker?
- Identify any additional key issues that the new General Plan should be sure to address
- Identify areas where more information or input is needed to formulate and refine the Preferred Plan



What's Next

- March: Newsletter #2 + citywide mail-in survey
 - Will help refine the Preferred Plan, make choices
- April: Community workshop on Belmont Village
- May/June: Preferred Land Use Plan and policy framework
 - Public Open House on Preferred Plan
 - Draft Plan and EIR to follow





2035 General Plan Update



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